

Old Newport Medical Office Building

441 Old Newport Boulevard
Use Permit No. 2011-011



Staff Presentation

Item No. 3d

Old Newport Medical Office Building

PA2011-056

Planning Commission
Public hearing
April 18, 2013



Introduction



- Utilize off-site parking lot
 - Existing 23,080 sq. ft. lot developed with a 11,540 sq. ft. commercial office building currently being renovated
 - Medical office proposed to occupy building requires 56 parking spaces, 43 on-site and 13 on the abutting property at 445 Old Newport Blvd

Vicinity Map

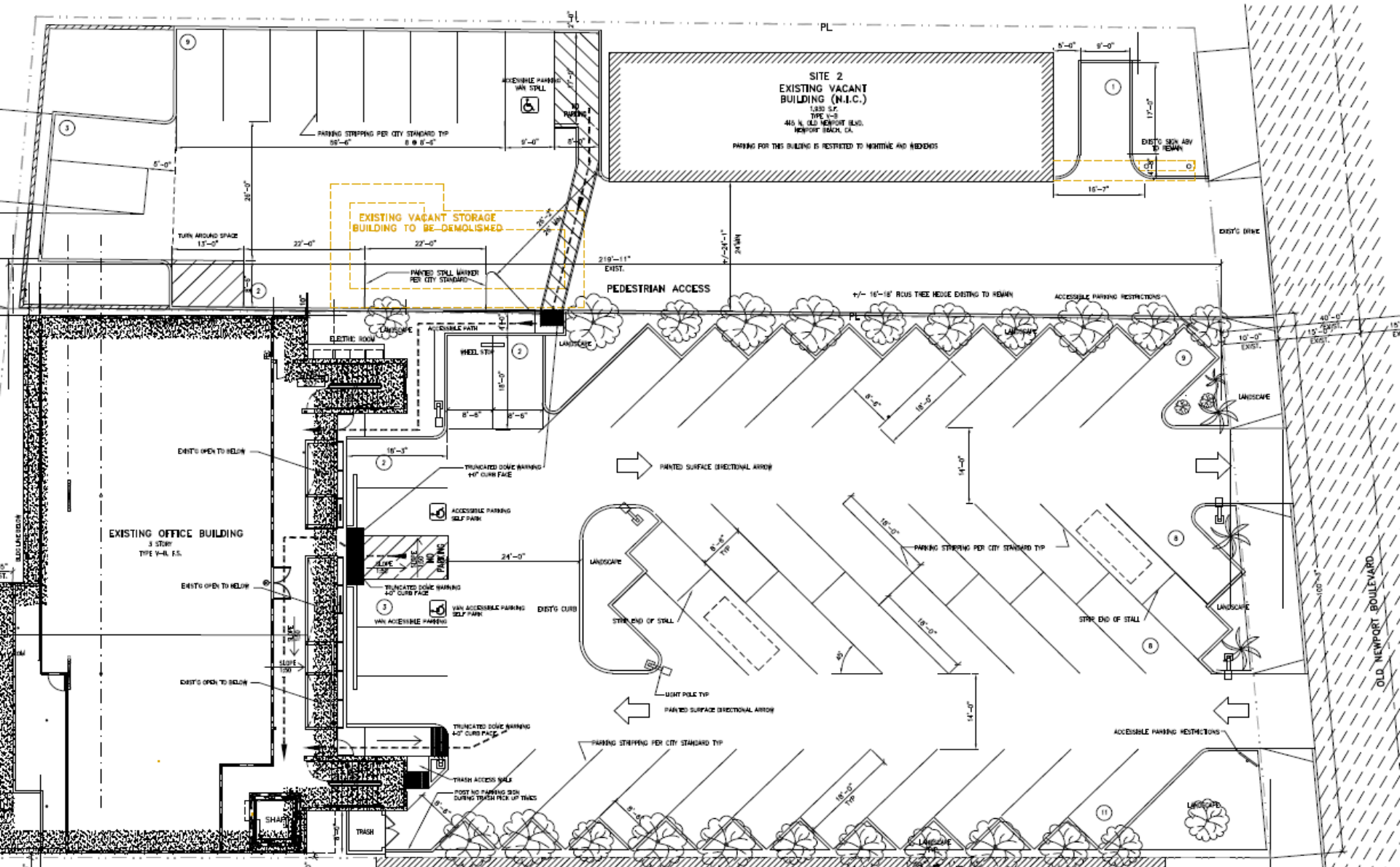


Project Details



- Access and Circulation of on-site and off-site parking reviewed and approved by City Traffic Engineer
- Improvements of off-site lot include grading, paving and the demolition of a storage shed
- Pedestrian and disabled accessibility path of travel between properties is provided

Site Plan



Project Facts



- Ensures adequate on and off-site circulation
- Agreement is binding upon change of ownership
- Changes to use or access of off-site lot requires additional review with spaces provided elsewhere or use must be reduced

CEQA Review



- Categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines, Class 1 (Existing Facilities)

Recommendation



- Conduct a public hearing
- Adopt draft Resolution Approving Conditional Use Permit No. UP2011-011 subject to the findings and conditions.



For more information contact:

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